| 046.C | 0001 | 0003.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 607,300 | / | 607,300 |
| USE VALUE: | 607,300 | / | 607,300 |
| ASSESSED: | 607,300 | / | 607,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 42 | | LEWIS AVE, ARLINGTON |

## OWNERSHIP

Unit #: 3

| | |
|---|---|
| Owner 1: | IPSEN PETER & DEANNA J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 42 LEWIS AVE #3 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1986, having primarily Clapboard Exterior and 1450 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 607,300 | | | 607,300 |
| Total Card | 0.000 | 607,300 | | | 607,300 |
| Total Parcel | 0.000 | 607,300 | | | 607,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.83 | /Parcel: 418.8

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 146684 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/12/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 046.C-0001-0003.0

!3940!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 598,500 | 0 | . | | 598,500 | 598,500 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 579,400 | 0 | . | | 579,400 | 579,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 472,700 | 0 | . | | 472,700 | 472,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 411,000 | 0 | . | | 411,000 | 411,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 411,000 | 0 | . | | 411,000 | 411,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 388,700 | 0 | . | | 388,700 | 388,700 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 371,300 | 0 | . | | 371,300 | 371,300 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 371,300 | 0 | . | | 371,300 | 371,300 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 19:03:37 |

**LAST REV**

| Date | Time |
|---|---|
| 01/08/19 | 10:14:03 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 146684 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3940

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 17285-580 | | 8/1/1986 | | 221,300 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/25/2008 | 400 | New Wind | 6,516 | | | G9 | GR FY09 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/12/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7036 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: | |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 99 - Condo Conv |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 2 - Clapboard |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GREY |
| View / Desir: | N - NONE |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1986 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 50.000000000 |
| Name: | 78 - 7036 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 20. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 20.1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00000000 |
| Adj $ / SQ: | 398.250 |
| Other Features: | 105750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.04999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 760026 |
| Depreciation: | 152765 |
| Depreciated Total: | 607261 |

## COMMENTS

Building Number 1.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | | Baths: 2 | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | 0 |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 418.16 |
| Special Features: | 0 | Val/Su Net: | 339.27 |
| Final Total: | 607300 | Val/Su SzAd | 418.83 |

## SKETCH

UnSketched SubAreas:
GLA: 1450,
BMT: 340,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,450 | 398.250 | 577,463 |
| BMT | Basement | 340 | 119.480 | 40,622 |

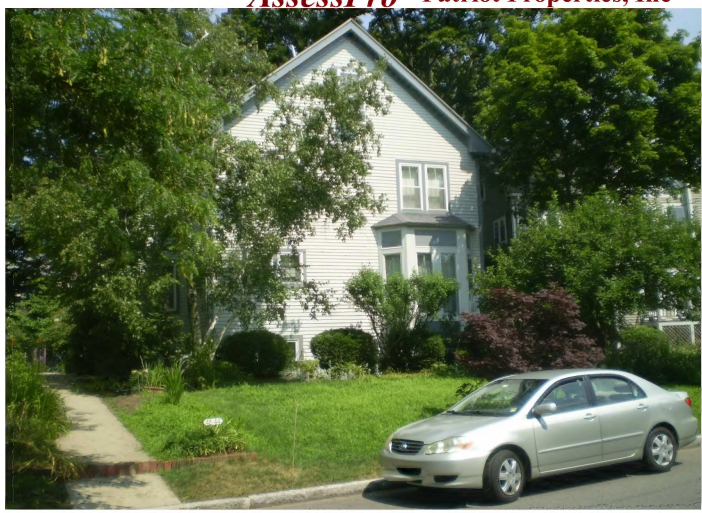
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,790 | | | Total: | 618,084 |
| Size Ad | 1450 | Gross Are | 1790 | FinArea | 1450 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 046.C-0001-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |